



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2019**

Name of Redevelopment Project Area (below):  
**Kennedy Drive**

Primary Use of Redevelopment Project Area\*: Retail

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):  
 Tax Increment Allocation Redevelopment Act   X    
 Industrial Jobs Recovery Law       

**Please utilize the information below to properly label the Attachments.**

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))**  
**Provide an analysis of the special tax allocation fund.**

FY 2019

**Kennedy Drive**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (777,692)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 256,999	\$ 3,050,767	36%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ -	\$ -	0%
Land/Building Sale Proceeds	\$ -	\$ 109,039	1%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ 5,364,820	63%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 256,999

Cumulative Total Revenues/Cash Receipts \$ 8,524,626 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 311,455

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 311,455

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (54,456)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD\* \$ (832,148)

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2019

TIF NAME:

Kennedy Drive

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment project costs )

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -



## SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 311,455</b>





SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2019

TIF NAME:

Kennedy Drive

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X

Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

## SECTION 5 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2019

TIF Name:

Kennedy Drive

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.**Select ONE of the following by indicating an 'X':**

1. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
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2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	3
--	---

LIST **ALL** projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 5,000,000	\$ -	\$ 5,000,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Jewel/Osco Store**

Private Investment Undertaken (See Instructions)	\$ 3,500,000		\$ 3,500,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 2\*: Jewel Gas Station**

Private Investment Undertaken (See Instructions)	\$ 500,000		\$ 500,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3\*: Country Style Ice Cream**

Private Investment Undertaken (See Instructions)	\$ 1,000,000		\$ 1,000,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5\*:**

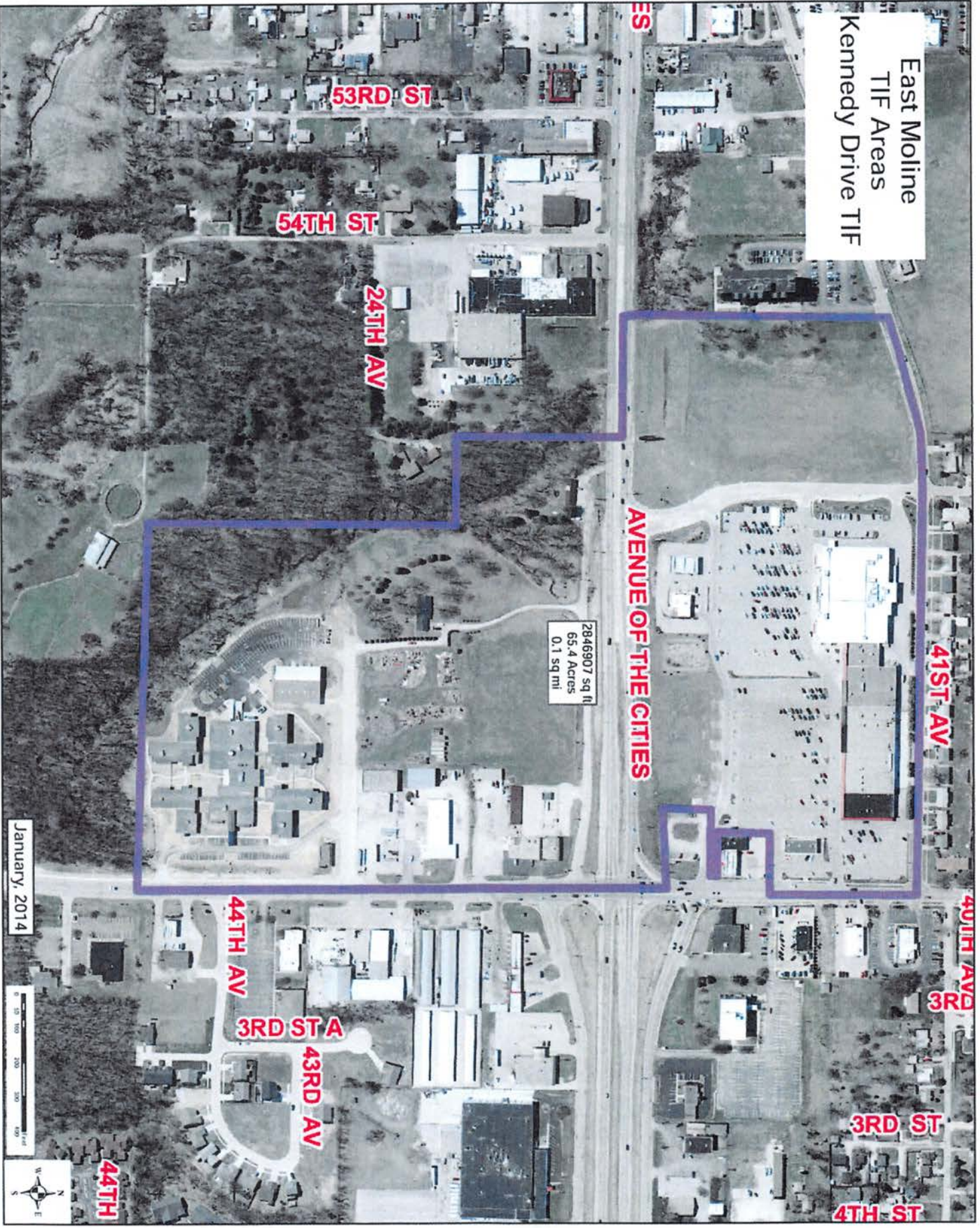
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



East Moline  
TIF Areas  
Kennedy Drive TIF



2846907 sq ft  
65.4 Acres  
0.1 sq mi

January, 2014



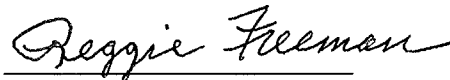
Kennedy Drive

Certification of Chief Executive Officer

I, Reggie Freeman, am the duly elected Chief Executive Officer of the City of East Moline, County of Rock Island, State of Illinois, and as such do hereby certify that the City of East Moline has complied with all requirements pertaining to the Tax Increment Financing Redevelopment Act during fiscal year 2019 (January 1 – December 31).

July 22, 2020

Date

A handwritten signature in cursive script that reads "Reggie Freeman". The signature is written in black ink and is positioned above a horizontal line.

Reggie Freeman, Mayor

**KATHLEEN FIELD ORR**

2024 Hickory Road  
Suite 205  
Homewood, Illinois 60430  
(312) 382-2113

KATHLEEN FIELD ORR  
kfo@kfoassoc.com

July 21, 2020

Susana A. Mendoza, State Comptroller  
State of Illinois Building  
100 West Randolph Street  
Suite 15-500  
Chicago, Illinois 60601

Dear Ms. Mendoza:

I have acted as Special Counsel for the City of East Moline, Rock Island County, Illinois, in connection with the administration of the Kennedy Drive Tax Increment Redevelopment Project Area.

I have reviewed all information provided to me by the City staff and, to the best of my knowledge and belief, find that the Village is now conforming with all of the applicable provisions of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, (the "Act") for the fiscal year ending December 31, 2019, except as to the timeliness of the filing of the report.

Very truly yours,

KATHLEEN FIELD ORR & ASSOCIATES



KATHLEEN FIELD ORR

**ATTACHMENT C**

## City of East Moline, Illinois

**Combining Statement of Revenues, Expenses, and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**Year Ended December 31, 2019**

	Special Revenue Funds		
	Tax Increment Financing		
	Great River Industrial Park	Gateway Industrial Park	Kennedy Drive
<b>Revenues</b>			
Taxes:			
Property	\$ 157,431	\$ 1,806	\$ 256,999
Sales	-	-	-
Hotel Motel Tax	-	-	-
Intergovernmental	-	-	-
Charges for services and rents	-	-	-
Investment income	-	-	-
Grant	-	-	-
Miscellaneous	-	-	-
<b>Total Revenues</b>	<b>\$ 157,431</b>	<b>\$ 1,806</b>	<b>\$ 256,999</b>
<b>Expenditures</b>			
Current:			
General government	\$ -	\$ -	\$ -
Public works	-	-	-
Recreation and culture	-	-	-
Economic development	11,432	-	250
Capital expenditures	-	-	-
Debt Service:			
Principal	-	-	270,000
Interest	-	-	41,205
<b>Total Expenditures</b>	<b>\$ 11,432</b>	<b>\$ -</b>	<b>\$ 311,455</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>\$ 145,999</b>	<b>\$ 1,806</b>	<b>\$ (54,456)</b>
<b>Other Financing Sources (Uses)</b>			
Transfers in	\$ -	\$ 166,524	\$ -
Transfers out	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ 166,524</b>	<b>\$ -</b>
<b>Net change in fund balances</b>	<b>\$ 145,999</b>	<b>\$ 168,330</b>	<b>\$ (54,456)</b>
Fund Balances, beginning of year	(1,185,131)	(228,330)	(777,692)
Fund Balances, end of year	<b>\$ (1,039,132)</b>	<b>\$ (60,000)</b>	<b>\$ (832,148)</b>



**REPORT ON COMPLIANCE WITH ILLINOIS MUNICIPAL CODE  
SUBSECTION (q) SECTION 11-74.4-3 OF PUBLIC ACT 85-1142**

The Honorable Mayor  
And Members of the City Council  
City of East Moline, Illinois

We have audited, in accordance with the auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of East Moline, Illinois (the "City"), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated July 20, 2020.

**Compliance and Other Matters.**

Compliance with laws, regulations, contracts, and grants applicable to the City is the responsibility of the City's management. As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of the City's compliance with Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion.

However, the results of our tests disclosed no instances of noncompliance with Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of compliance with Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the results of that testing, and not to provide an opinion on the effectiveness of the City's compliance with Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act. Accordingly, this communication is not suitable for any other purpose.

*Carpentier, Mitchell, Goddard & Company, L.L.C.*

Moline, Illinois  
July 20, 2020